

## Project #16-1991, Edgewood Community Park: Phase 1

Current Status: Application Submitted

### Project Details

**Primary Sponsor:** City of Edgewood

**Primary Contact:** Brian Levenhagen

brian@cityofedgewood.org

**Funding Program:** Land and Water Conservation

**Project Type:** Development

### Project Description

This is a development project to develop 18 acres of public open space into a signature community park for the city of Edgewood, in Pierce County. Edgewood has a population of 9,501 and has remained largely undeveloped as neighboring cities have continued to develop. That is beginning to change and Edgewood is starting to see significant development activity both along Meridian Ave E (State Route 161) and all over the city. Edgewood does not currently have a developed community park. During public outreach for a new park plan that was adopted in 2015, people made it clear that they wanted the 36th and Meridian Park developed into a signature community park for Edgewood. That momentum was carried into a master planning process to shape the vision for the new park. The community vision for phase 1 of this new signature park for Edgewood includes a half mile loop trail, an inclusive destination playground, a picnic shelter, grass amphitheater, restroom, multi-use programmable space, and a permanent site for the iconic 1902 Edgewood-Nyholm Windmill that will be used to generate power for the new park.

### Project Overall Metrics (Outcomes, Benefits)

#### Category / Work Type / Metric

#### Application Answer

#### Sites Improved

Project acres developed	8.00
Project acres renovated	0.00

#### Completion Date

Projected date of completion	10/26/2018
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#### Economic Benefit

Projected economic benefit provided by the project

This project will employ numerous people during construction. The resulting signature community park for the City of Edgewood will greatly improve the quality of life, general health and well-being of people who use it, have environmental benefits, and increase property values and tax revenues.

### Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
Land and Water Conservation (FY2018)	\$500,000	16.66 %		Appropriation \ Cash	\$1,997,380
Sponsor Match	\$2,500,380	83.34 %	50%	Cash Donations	\$3,000
Total Project Funding	\$3,000,380	100.00 %		Grant - RCO WWRP	\$500,000

#### Project Cost Summary

##### DEVELOPMENT COSTS

		Project %	Admin/A&E %	Maximum for Selected Program
Development	\$2,695,380			\$500,000
A&E	\$305,000		11.32 %	\$539,076 (20%)
Subtotal	\$3,000,380	100.00 %		
Total Cost Estimate	\$3,000,380	100.00 %		

### Worksites and Properties

**County:** Pierce

**Legislative Districts 2012:** 31

**Congressional Districts 2012:** 10

**Sections:** 15

**Township:** T20NR04E

**Coordinates:** 47.22560445  
-122.29315521

### Worksite #1: 36th and Meridian Project Site

**Coordinates from Mapped Point:**

**Latitude:** 47.22560445

**Longitude:** -122.29315521

Coordinates from Worksite

Latitude: 47.225284

Longitude: -122.293614

Directions:

Worksite Description:

The worksite is a roughly rectangular shaped 18 acre parcel. The topography of the site is gently rolling with a wetland located along the north border near the middle of the property. The property has 675 feet of frontage on Meridian Street East and 1,000 feet of frontage on 36th Street East.

Site Access Directions:

From I-5 S take Exit 142B to merge onto WA-18 W. Turn left on WA-161 toward Puyallup. In 4.71 miles 36th and Meridian Park Site will be on your left.

Worksite Address:

3811 Meridian Street East

Edgewood, WA 98372

## Development Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
<b>Buildings and Structures</b>		
<b>Construct / install restroom</b>		
Total cost for Construct / install restroom		\$150,000.00
Number of restrooms	1 new, 0 renovated	
Select the restroom type	Restroom	
Provide the square feet of each restroom	170	
<b>Construct amphitheater/stage</b>		
Total cost for Construct amphitheater/stage		\$220,000.00
Number of amphitheaters	1 new, 0 renovated	
Number of amphitheater stages	1 new, 0 renovated	
Select the amphitheater seating type	Sloped lawn area	
Number of spectator seats at the amphitheater	0	
<b>General Site Improvements</b>		
<b>Construct picnic shelter</b>		
Total cost for Construct picnic shelter		\$30,000.00
Number of group picnic shelters	1 new, 0 renovated	
Provide the square feet of each group picnic shelter	320	
Select the picnic shelter amenities	Built in fireplace or grill	
<b>Develop community garden</b>		
Total cost for Develop community garden		\$10,000.00
Acres of community garden	0.25	
<b>Develop paths/walkways</b>		
Total cost for Develop paths/walkways		\$330,000.00
Select the surface of the path/walkway	Asphalt, Concrete	
Linear feet of path/walkway	1800	
Minimum width of the path/walkway	8	
Walkway lighting provided (yes/no)	No	
Number of walkway bridges	0 new, 0 renovated	
<b>Habitat enhancement</b>		
Total cost for Habitat enhancement		\$15,000.00
Acres of the habitat enhancement area	0.50	
Acres of wetland created	0.00	
Wetland acres restored / enhanced	0.50	
Linear feet of stream bank / shoreline restored or enhanced	0	
Restoration activity is on a salmon bearing stream/waterway and enhances salmon recovery (yes/no)	No	
<b>Install fencing/barriers</b>		
Total cost for Install fencing/barriers		\$16,380.00
Select the fencing types	Wood fencing	
Linear feet of fencing/barriers installed	910	
Number in feet of fence height	4	
Select the barrier types	Bollards	
<b>Install signs/kiosk</b>		
Total cost for Install signs/kiosk		\$10,000.00
Number of kiosks	1 new, 0 renovated	
Number of interpretive signs/displays	2 new, 0 renovated	
Number of permanent entrance signs	2 new, 0 renovated	
Number of electronic signs	0 new, 0 renovated	
Project involves installation of informational signs (yes/no)	Yes	
<b>Install site furnishings</b>		
Total cost for Install site furnishings		\$50,000.00
Select the site furniture / amenities	Benches, Bike racks, Grills, Pet waste bag dispensers, Picnic tables, Recycling/Trash receptacles	
<b>Landscaping improvements</b>		
Total cost for Landscaping improvements		\$392,000.00
Acres of landscaped area	168200.00	
Select the landscape features	Boulders, Grass/turf, Irrigation, Native vegetation, Trees/shrubs	

<b>Parking and Roads</b>		
<b>Parking development</b>		
Total cost for Parking development		\$200,000.00
Number of vehicle parking stalls	57 new, 0 renovated	
Number of vehicle with trailer parking stalls	0 new, 0 renovated	
Number of accessible parking stalls - Vehicle	3	
Number of accessible parking stalls - Vehicle with trailers	0	
Select the parking surfaces	Asphalt	
Select the parking enhancements	Catch basins, Curbs, Entry gate, Striping, Wheel stops	
<b>Play Areas</b>		
<b>Playground development</b>		
Total cost for Playground development		\$430,000.00
Number of play areas	1 new, 0 renovated	
Number of play structures/major components (slide set, swing set, etc.)	4 new, 0 renovated	
Number of climbing walls/rocks	1 new, 0 renovated	
Select the play area surface material type	Engineered wood fiber, Recycled rubber	
Square feet of playgrounds	9000	
<b>Site Preparation</b>		
<b>General site preparation</b>		
Total cost for General site preparation		\$350,000.00
Acres of site preparation	8.00	
Number of trail miles for site preparation	0.50	
Buildings / structures to be demolished	0	
Select the site preparation activities	General site prep activities, Mobilization, Surveying	
<b>Trails</b>		
<b>Trail development</b>		
Total cost for Trail development		\$160,000.00
Linear miles of trail	0.50 new, 0.00 renovated	
Width of the trail in feet	8	
Select the trail surface types	Crushed rock	
Linear miles of boardwalk	0.00 new, 0.00 renovated	
Select the trail structures	Switchbacks	
Select the Non-motorized trail uses	Bicycle riding, Hiking/walking, Roller-skating	
Number of trailheads	1 new, 0 renovated	
Project involve painting, striping, or other trail/pavement marking (yes/no)	No	
<b>Utilities</b>		
<b>Install power utilities</b>		
Total cost for Install power utilities		\$46,000.00
Select the power utilities	General service connection	
<b>Install sewage system</b>		
Total cost for Install sewage system		\$85,000.00
Number of dump stations	0 new, 0 renovated	
Select the sewer utilities	Sewer connection, Sewer line	
<b>Install stormwater system</b>		
Total cost for Install stormwater system		\$146,000.00
Select the stormwater utilities	Bio filtration swale, Catch basins, Oil/water separators, Rain garden, Stormwater line	
<b>Install water system</b>		
Total cost for Install water system		\$30,000.00
Select the water utilities	Water line, Water meter, Water service connection	
<b>Cultural Resources</b>		
<b>Cultural resources</b>		
Total cost for Cultural resources		\$5,000.00
Acres surveyed for cultural resources	18.00	
Number of trail miles surveyed for cultural resources	0.00	
<b>Permits</b>		
<b>Obtain permits</b>		
Total cost for Obtain permits		\$20,000.00
Number of permits required for implementation of project	6	
<b>Architectural &amp; Engineering</b>		
<b>Architectural &amp; Engineering (A&amp;E)</b>		
Total cost for Architectural & Engineering (A&E)		\$305,000.00

## Development Questions

1 of 7

Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area

and specify if the land is owned by local, state or federal government.

Yes, Yes, The 36th and Meridian Property is an existing public park owned by the City of Edgewood.

- 2 of 7**      **Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.**  
Yes, In February of 2016 a cultural resources assessment was conducted and included a review of archaeological, ethnographic, and environmental documents as well as a pedestrian survey. The results indicated that this project was unlikely to require any mitigation measures. Outreach to specific agencies, and tribes still needs to be completed.
- 3 of 7**      **Identify the source of funds (i.e. federal grant, Conservation Futures, local appropriations, private land donation, etc.) that was originally used to acquire the property.**  
The property was originally acquired using local appropriations.
- 4 of 7**      **Describe existing project site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.**  
The project site is a gently rolling 18 acre piece of property. Historically the property was used for agricultural purposes. The site today is mostly grass that is harvested for hay once a year, as well as a few scattered trees and invasive blackberry thickets. It has has one small category 4 wetland located near the middle of the property.
- 5 of 7**      **Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. Also include specific information including length, width, and depth of the ground disturbance that will be required for all proposed work, if known. Please avoid subjective phrases such as "ground disturbing activities will be minor".**  
This project will include typical grading and site preparation work requiring heavy equipment including bulldozers, excavators, and back-hoes. The site plan has been designed to minimize grading to preserve the natural character of the site and reduce construction costs. Utility trenching will need to extend several feet below ground level.
- 6 of 7**      **Give street address for this worksite if available.**  
3811 Meridian Avenue East, Edgewood, WA 98372
- 7 of 7**      **Are there any structures existing on the property (including tidegates, dikes, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following information for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each of the proposed altered structures.**  
No, There are no structures on the property.

## Property for 36th and Meridian Project Site Worksite #1: 36th and Meridian Property

**Activity:** Development

**Landowner**

City of Edgewood  
2224 104th Ave E  
Edgewood, WA 98372

**Control and Tenure**

**Instrument Type:** Sponsor owned property  
**Purchase Type:**  
**Term Length:** Perpetuity  
**Expiration Date:**  
**Note:**

**Landowner Type:** Local Government

## Overall Project Questions

- 1 of 16**      **Does the project site or project boundary lie within the urban growth area boundary of a city or town with a population of 5,000 or more? If yes, name the community and attach one map called Population Proximity Map under the Attachment Tab in PRISM.**  
Yes, the City of Edgewood.
- 2 of 16**      **Describe any ground disturbing work that will be necessary as part of the design process, such as geotech work. Include anticipated number of test sites, depth of disturbance, location, etc.**  
Geo-technical test pits will be dug to a depth of 4' to 6'. 3 test pits for infiltration – 1 at the parking lot and 2 along the path at 36th. Test pits for soil structure and Geo-technical recommendations – 1 at the parking lot and 1 at the restroom location. A total of 5 test pits will be dug as part of the Geo-technical investigation.
- 3 of 16**      **When will the project be completed and made available to the public for outdoor recreation uses?**  
The project is scheduled to be completed in October 2018.
- 4 of 16**      **Describe any required mitigation as a result of the action in this proposal. Will mitigation occur on this site or another location?**  
There is no mitigation anticipated as part of this project.
- 5 of 16**      **Are overhead utility lines present at the site, and if so explain how they will be relocated or buried.**  
Yes, There are overhead power lines in the Right-Of-Way along Meridian. They will be under grounded as part of a widening project scheduled for Meridian in the near future.
- 6 of 16**      **Will this proposal create a new public park/recreation area where none presently exists? If yes, what will the area be named?**  
No, the 18 acre property is currently open to the public and used for passive recreation purposes. The property will be renamed as part of this process, however, Edgewood City Council has yet to formally adopt a new name.
- 7 of 16**      **Will this proposal renovate or expand an existing public park/recreation area? If yes, what is the name of the existing area?**  
Yes, this project will renovate 18 acres of existing public open space into an active signature community park for the City of Edgewood. Currently the property is used by people walking without a pet, walking with a pet, horseback riding, picnicking, and dog training.
- 8 of 16**      **How does this proposal implement goals in your agency's planning document and/or the Statewide Comprehensive Plan (include references)**  
In the City of Edgewood PROS plan adopted by Edgewood City Council by ordinance on June 9th, 2015, Objective 3.2 is listed to, "create a signature community park within a ten minute drive of all Edgewood citizens to serve as a community gathering space and celebrate the City's unique rural character.

- 9 of 16** **Is this project scope part of a larger effort not reflected in the project application? If so, briefly describe the larger effort, funding amount(s) and source(s).**  
No.
- 10 of 16** **Describe the nature of any rights-of-way, easements, reversionary interests, etc. to the project area.**  
A widening plan for Meridian along the project's western border is currently in the planning stages. This widening will be factored into this project's footprint.
- 11 of 16** **Does your project address or accommodate the anticipated effects of climate change? If yes or maybe, please describe how.**  
Maybe, Public green space, and low impact development techniques in urban areas are essential parts of any plan to slow down climate change.
- 12 of 16** **Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.**  
This project will be administered by the City of Edgewood, and designed by the Berger Partnership. The contractor will be selected as part of a public low bid process according to state and local law. Volunteers will be used to install play equipment, plant native plants in the wetland, build kiosks, and construct some of the pathways and trails. Volunteers will also be involved in moving the Edgewood-Nyholm windmill from it's current temporary location to it's new permanent home at the 36th and Meridian Community Park. The foundation that the new windmill will sit on will be paid for through donations and constructed by volunteers. Landscaping around the new windmill will be planted by volunteers.
- 13 of 16** **Is there, or will there be, any significant public access or use restrictions? If yes, explain:**  
No.
- 14 of 16** **Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.**  
Yes, A WWRP - Local Parks Grant Application is being submitted for \$500,000 and be available in 2017.
- 15 of 16** **Does this application contain elements required for mitigation for other project(s)? If yes, explain:**  
No.
- 16 of 16** **Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.**  
No, No.

## Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Building Permit				
Clear & Grade Permit				
NEPA				
SEPA				
Other Required Permits				
Other Required Permits				
Other Required Permits				

### Permit Questions

- 1 of 1 **If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project? You may need to request a pre-application meeting with the permitting agency to answer this question.**  
Yes, A federal NEPA permit will cover the entire project and all proposed ground disturbing activities included in the project.

## Project Attachments

Required Attachments	6 out of 6 done
Control & Tenure Documentation	<input checked="" type="checkbox"/>
Map: Area of Potential Effect (APE)	<input checked="" type="checkbox"/>
Map: Boundary map	<input checked="" type="checkbox"/>
Map: Population Proximity	<input checked="" type="checkbox"/>
Photo	<input checked="" type="checkbox"/>
Site Plan: Development site plan	<input checked="" type="checkbox"/>

### Photos

Attachment Type	Title	Attach Date
Control & Tenure Documentation	36th and Meridian Deed.pdf	04/22/2016
Map: Boundary map	Edgewood_36thSt_Boundary_Map.jpg	04/29/2016
Map: Population Proximity	Population Proximity_Map.jpg	04/22/2016
Photo	36th and Meridian Aerial.jpg	04/29/2016
Photo	36th and Meridian Aerial photo.jpg	04/29/2016

# Application Status

Application Due Date: 05/02/2016

Status	Status Date	Name	Notes
Application Submitted	05/02/2016	Brian Levenhagen	Thanks Karl, please let me know if you need anything else.
Preapplication	04/22/2016		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Brian Levenhagen, 05/02/2016)